



Estate Agents

Taylor & Co

Abergavenny

Pegasus Court

Mill Street, Abergavenny NP7 5EX

Asking Price  
£190,000



# Pegasus Court

Mill Stret, Abergavenny, Monmouthshire NP7 5EX

Popular purpose built retirement development for the over 60's situated close to the town centre

A rare ground floor apartment that has been completely refurbished to an exceptional standard

Communal entrance with security door entry intercom system | Entrance porch | Hallway with large storage cupboard

Comfortable living room | Two bedrooms | Beautifully refitted kitchen and shower room | Modern décor throughout

Communal facilities include car park, residents lounge, laundry, gardens and emergency pull cords with 24 hr careline facility | An opportunity not to be missed

No chain involved

**An exceptionally rare opportunity to acquire this well-presented ground floor apartment (age over 60 years) within the popular retirement development of Pegasus Court.**

**The apartment offers generous accommodation comprising of a small porch, welcoming entrance hall leading to a light and airy living room with French doors opening onto the garden, a separate very attractively fitted kitchen with range of integrated appliances, two double bedrooms and an impressive recently refitted modern shower room with under floor heating. Outside there are communal parking facilities in addition to well-maintained grounds including an outside residents sitting area. Further benefits include a communal resident's room, laundry facilities, part time house manager and emergency pull cord alarm system with 24-hour careline.**

**SITUATION** | Abergavenny is a thriving former market town set amongst the stunning scenery of the North Monmouthshire countryside, surrounded by the seven majestic hills that provide the backdrop to this ancient gateway to Wales and Pegasus

Court enjoys a central location within the very heart of this historic town. All services and amenities are within walking distance of the property including easy access to the bus station, local supermarket, shops, and Bailey Park.

The town boasts a comprehensive range of shopping and leisure facilities, including a wide selection of boutique style shops, grocery and newsagent stores, supermarkets and many well-known high street shops. Abergavenny railway station has regular services into central London via Newport, whilst road links at the Hardwick roundabout give easy access to the motorway for Bristol, Birmingham, the South West and London and "A" routes for Monmouth, Hereford, Cwmbran and Cardiff.

## ACCOMMODATION

**COMMUNAL ENTRANCE** | Approached from the rear of the building into a communal hallway with entrance doors to both sides, radiator, staircase to the upper floors, courtesy lighting.

**PORCH** | Entered from the communal hallway via a solid door with letter box and peep hole, coved ceiling, coat hooks.

**HALLWAY** | 'Farho' modern electric radiator with digital timer control and thermostat, large walk in storage cupboard with electric points and coat hooks, coved ceiling, airing cupboard housing hot water cylinder and linen shelving, wall mounted thermostat for shower room underfloor heating.

**LIVING ROOM** | Double glazed French doors opening onto a rear patio/sitting area and pathway, telephone point, coved ceiling, 'Farho' modern electric radiator with digital timer control and thermostat, an ornamental fire surround with electric flame effect fire forms an attractive focal point to the room, sliding door to the kitchen, wall mounted door entry intercom system and emergency assistance pull cord.

**KITCHEN** | Having recently been refitted with an attractive, modern range of wall and floor units incorporating drawers and cupboards, contrasting worktops with tiled splashback,

inset one and a half bowl single drainer sink unit with mixer tap, integrated four ring halogen hob with cooker hood over, integrated 'eye level' fan assisted electric oven/grill, integrated fridge/freezer with matching décor panel, integrated slimline dishwasher with matching décor panel, integrated washing machine also with a matching décor panel, two double glazed windows both with fitted venetian blinds, coved ceiling, recess for microwave, hardwearing tile effect linoleum floor covering, electric convector plinth heater, emergency assistance pull cord.

**BEDROOM ONE** | Double glazed window with fitted venetian blind, 'Farho' modern electric radiator with digital timer control and thermostat, emergency assistance pull cord, coved ceiling.

**BEDROOM TWO** | Double glazed window with fitted venetian blind, 'Farho' modern electric radiator with digital timer control and thermostat, coved ceiling.

**SHOWER ROOM** | Having recently been completely refurbished with a contemporary suite in white with chrome fittings and comprising a level easy access walk in shower area with glazed shower panel and thermostatic shower unit with rainfall and flexi hose shower heads plus an integrated floor drain. Moulded integrated sink and low flush toilet with concealed push button dual flush cistern, frosted double glazed window with fitted venetian blind, emergency assistance pull cord, complimentary wall and floor tiles

with electric under floor heating, mirror fronted medicine cabinet.

### **OUTSIDE**

The property stands in communal gardens which are well kept and maintained and from the living room French doors open immediately onto a small enclosed paved sitting area and pathway giving access to both sides of the building.

Across from the entrance is a large paved sitting area for use of the residents which adjoins the residents lounge.

To the front of the main building is a residents and visitors car park and bin store.

### **GENERAL**

**Tenure** | We are informed the property is Leasehold. Intending purchasers should make their own enquiries via their solicitors.

**Service Charge** | £419.96 PCM

**Ground Rent** |

**Services** | Mains electric, water and drainage are connected. No gas to the building.

**Council Tax** | Band C (Monmouthshire County Council)

**EPC Rating** | Band D

**Flood Risk** | High risk from flood water according to Natural Resources Wales.

**Covenants** | The property is registered with HMLR, Title Number WA507606. There are restrictive covenants associated with the property.

**Local planning developments** | The Agent is not aware of any planning developments in the area which may affect this property. See <https://beacons-npa.gov.uk/planning/>

**Broadband** | Fibre to the cabinet and copper wire connection are available according to Openreach.

**Mobile network** | Likely indoor coverage with all providers according to Ofcom.

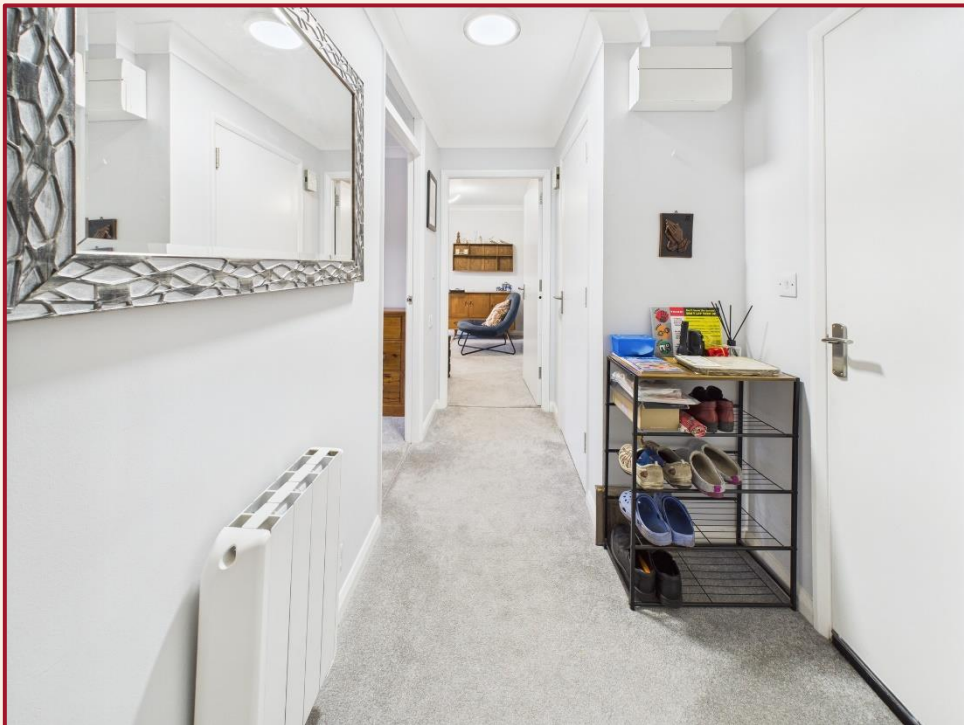
**Viewing Strictly by appointment with the Agents**

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**Reference** AB450



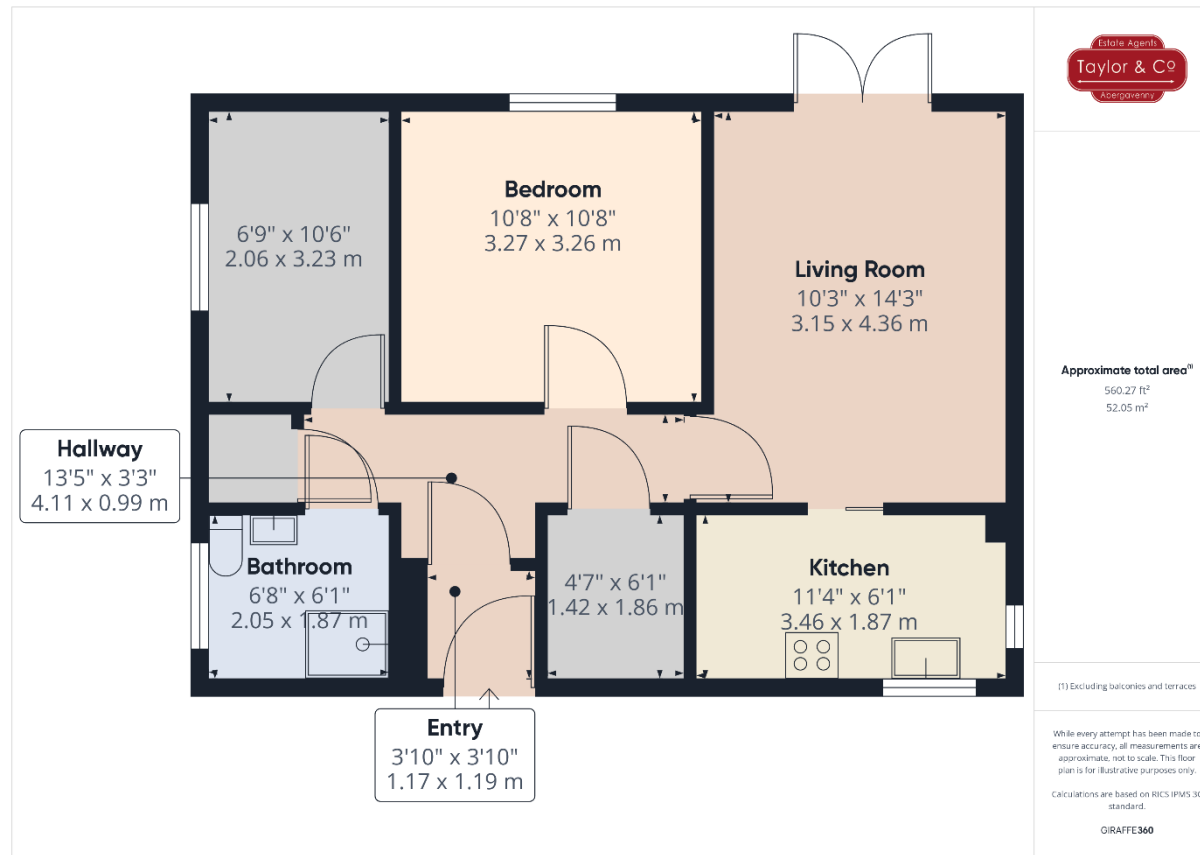








# Floorplan



**THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** Every attempt has been made to ensure accuracy; however these property particulars are approximate and for illustrative purposes only and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings; it must not be inferred that any item shown is included with the property. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. If there is any point which is of particular importance to you, please contact us and we will provide any information you require.